

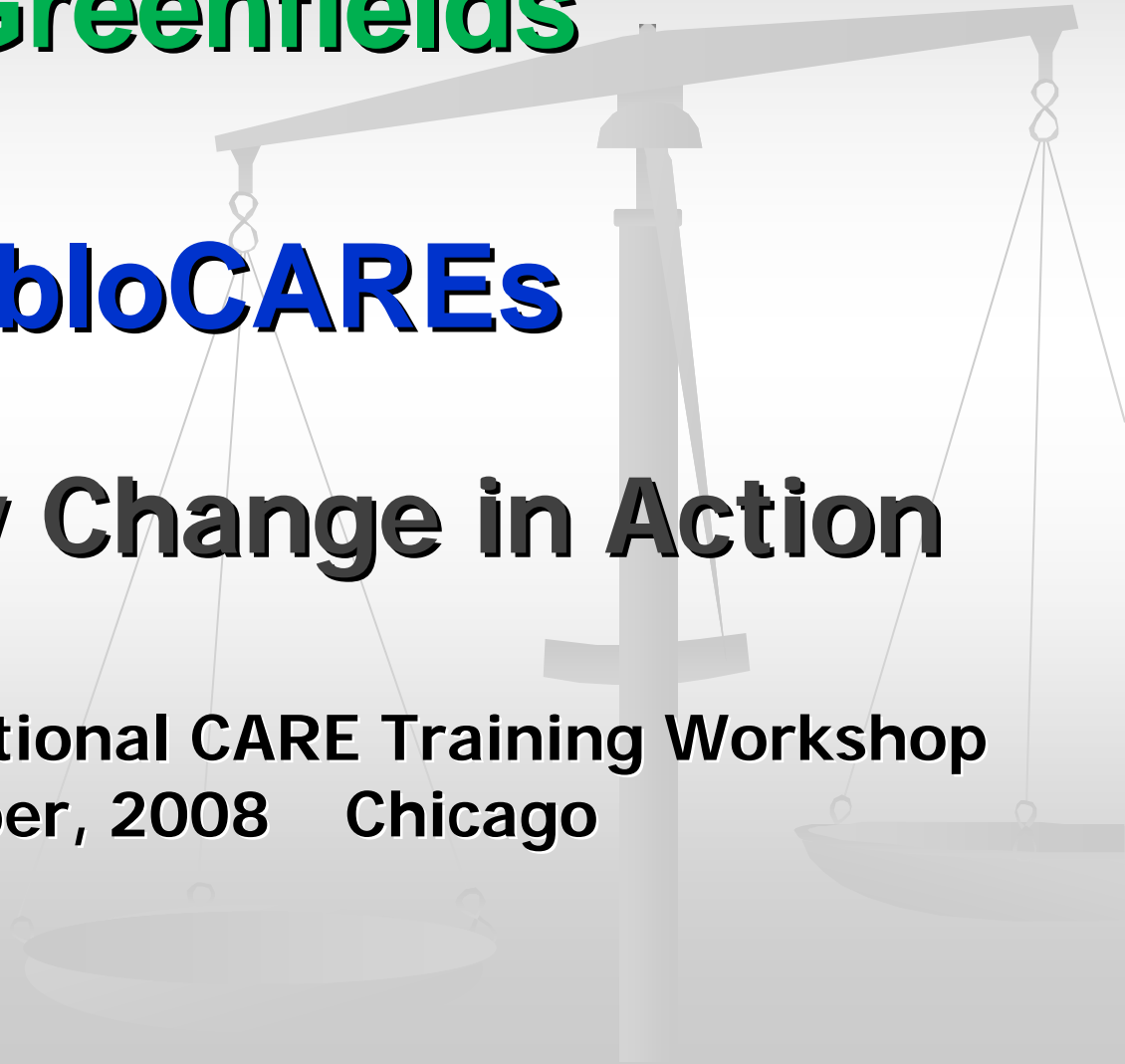
US EPA ARCHIVE DOCUMENT

Brownfields to Greenfields

PuebloCAREs

Community Change in Action

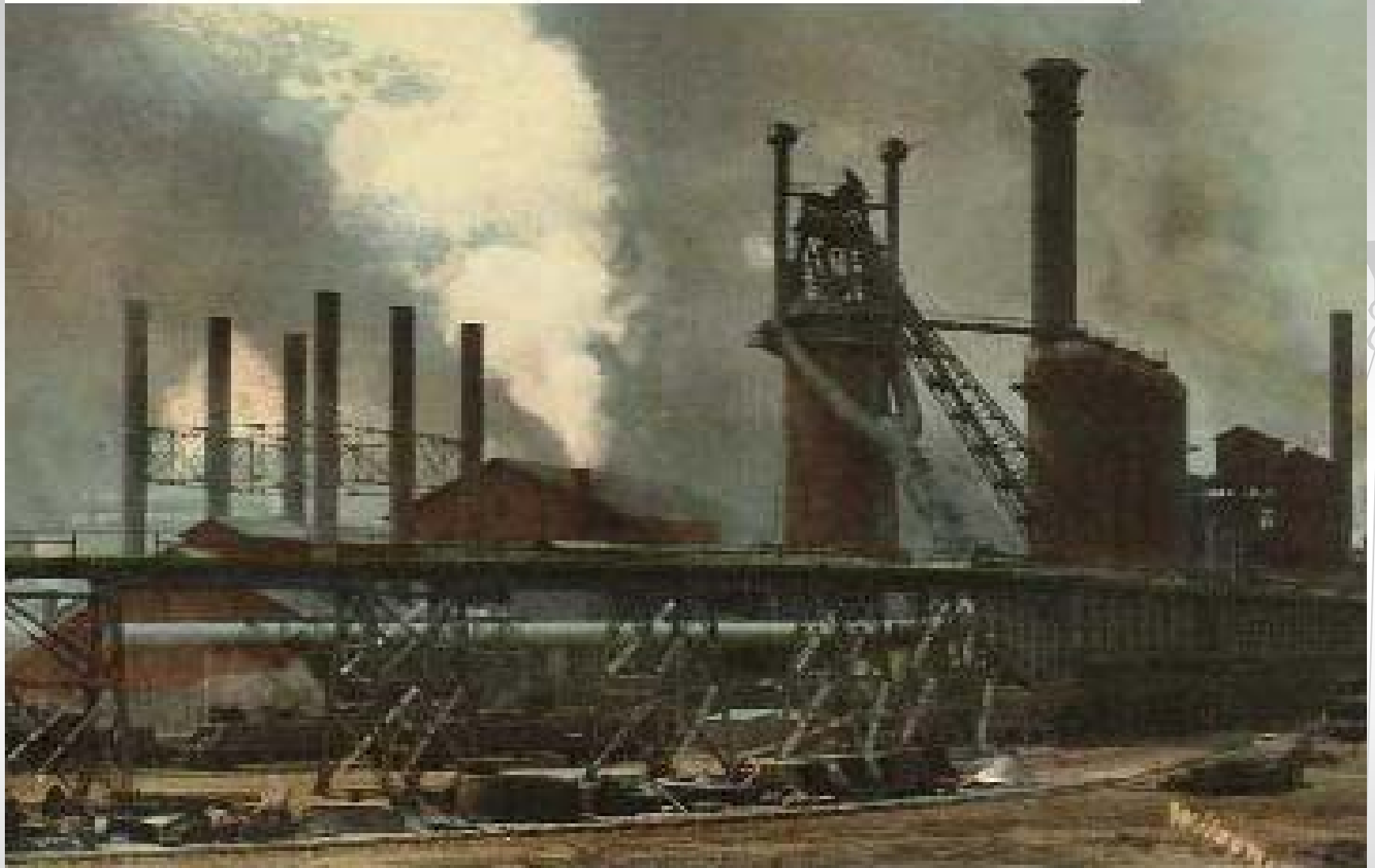
**Presented at the National CARE Training Workshop
November, 2008 Chicago**



STEEL CITY

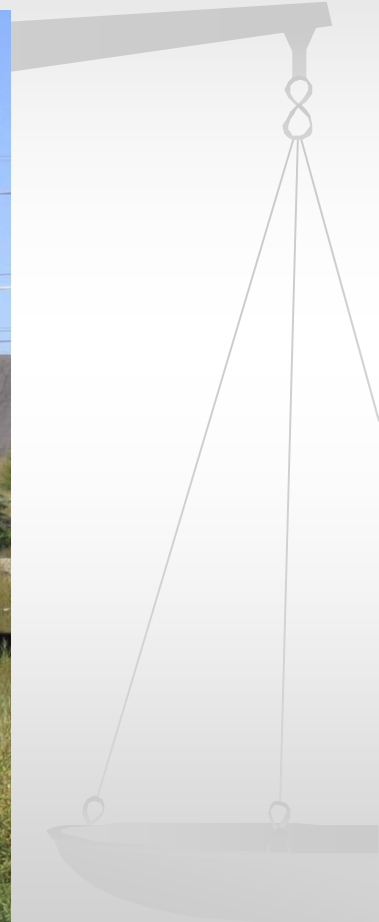
PUEBLO, COLORADO --1880





C F & I 1950

Steel Mill and Slag Pile from Salt Creek 2006



STARTING THE PROCESS

Talking up the “B-Word”

- “Brownfields 101”

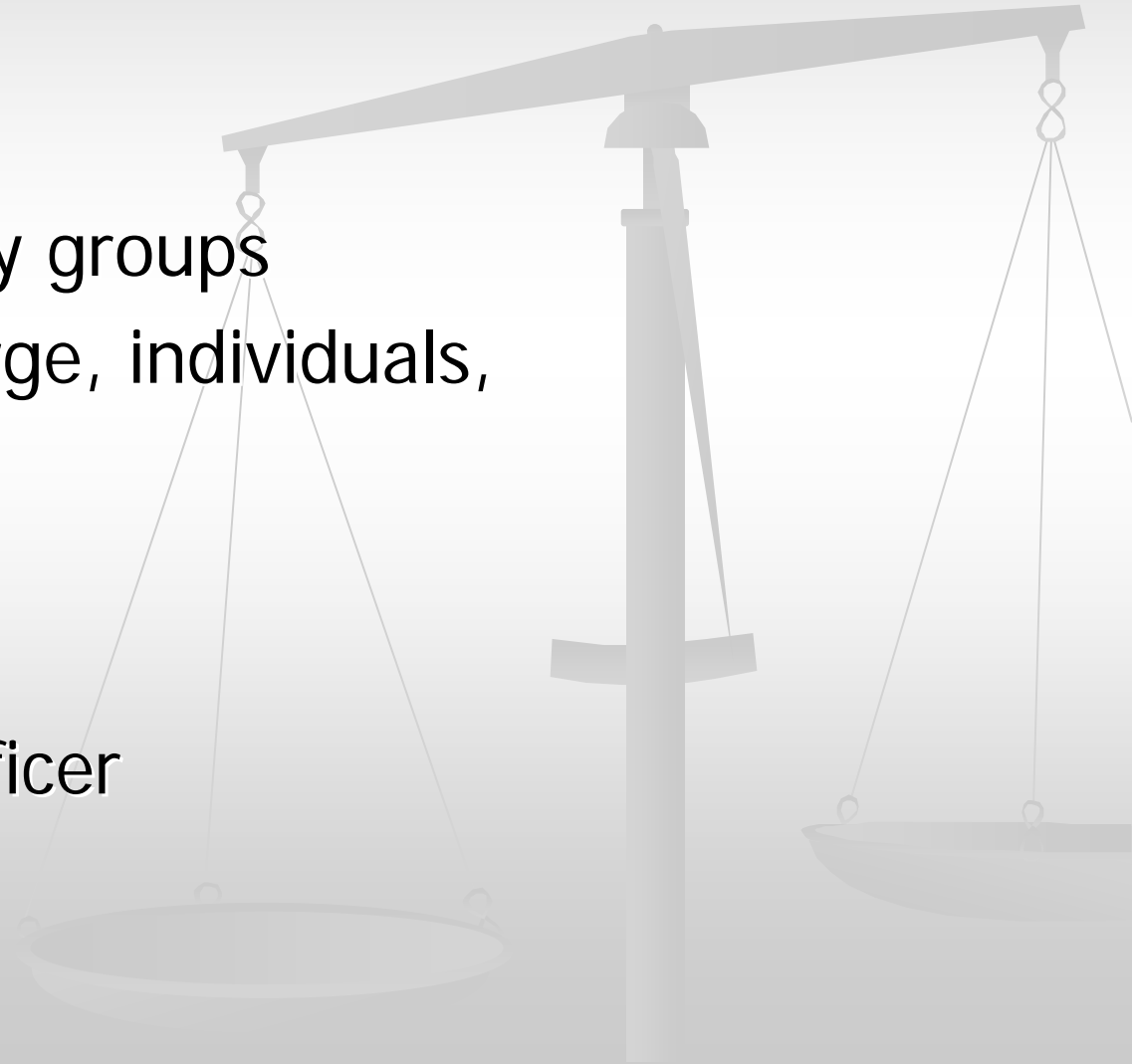
Public Information Meeting with
EPA Region 8 staff member Karen Reed

*“That is why you’re here,” Reed said,
“to see possibilities.”*



FORMED COMMUNITY-BASED BROWNFIELDS COMMITTEE

- CARE partners
- Other community groups
- Volunteers-at-large, individuals, businesses
- City planners
- Old timers
- CARE Project Officer



MET AT MAMA'S



FINDING CANDIDATES

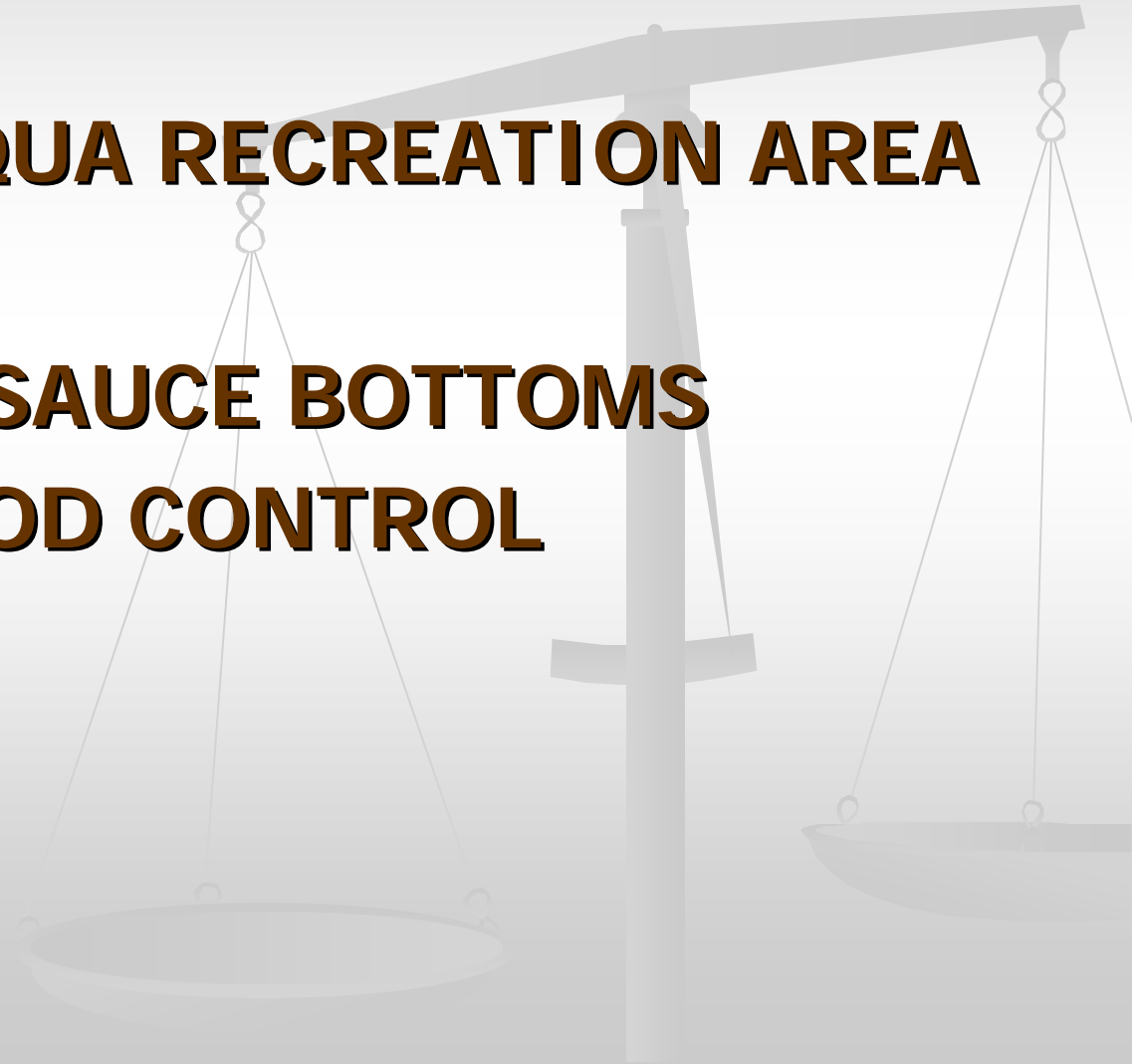
- Made master wish list
 - Wide input
 - Inclusive
- Vetted for eligibility
 - Ownership
 - Future plans
- On-site visits
- Prioritized list
 - Public benefit
 - Feasibility



THE WINNERS

LAKE MINNEQUA RECREATION AREA

**PEPPERSAUCE BOTTOMS
FLOOD CONTROL**





PROPOSED LAKE MINNEQUA RECREATION AREA SITE MAP

PHASE I COMPLETED

FEARED: Concrete pads –former silos?

FOUND: *Not a potential problem.*

FEARED: Asbestos in old building.

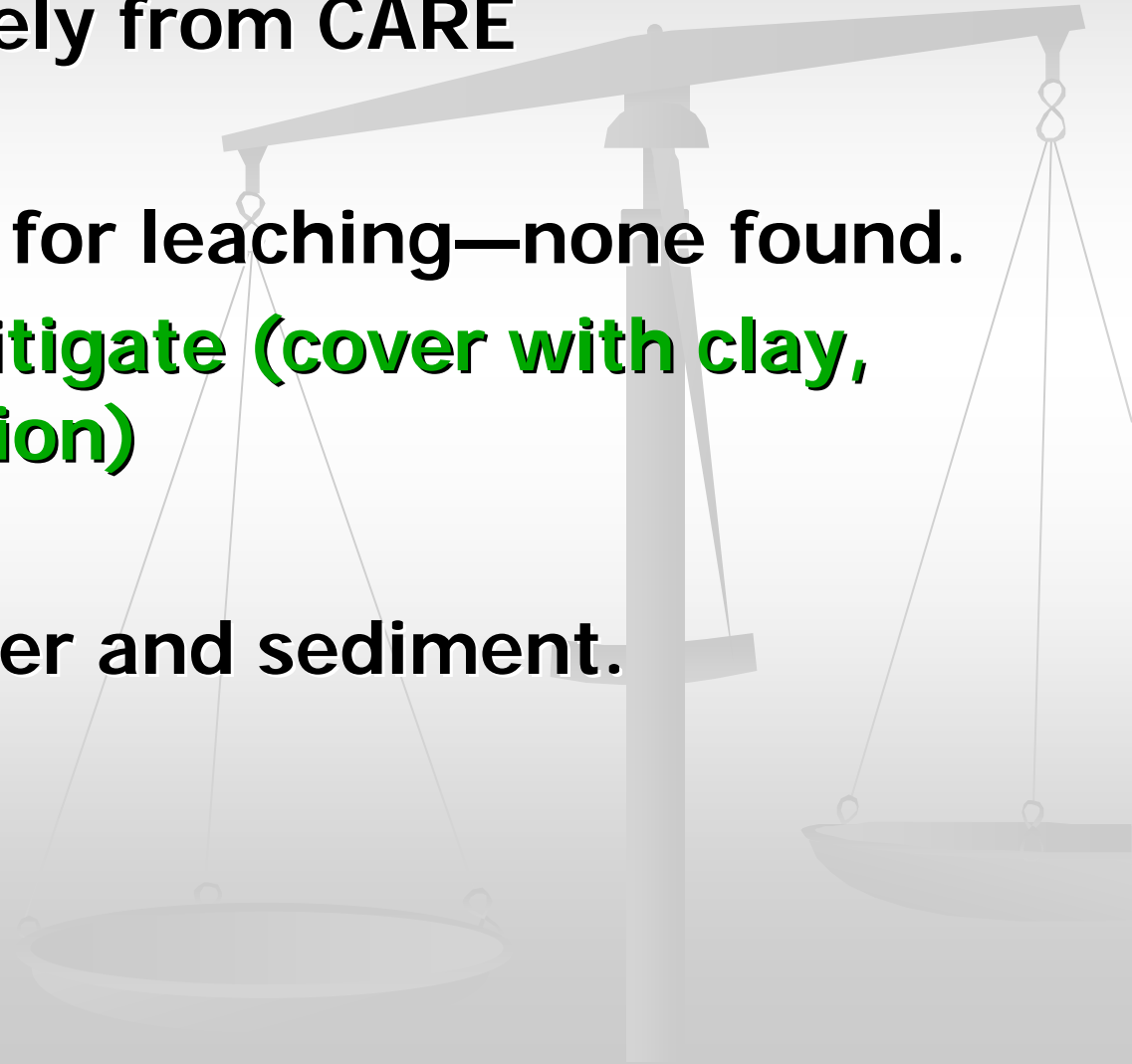
FOUND: *NONE.*

Surprise: Soil contamination

FOUND: *Minor soil contamination, including slag pile. Recommended PHASE II*

PHASE II

- Funded separately from CARE
- Tested slag pile for leaching—none found.
Will contain, mitigate (cover with clay, topsoil, vegetation)
- Tested lake water and sediment.
OKAY as is.



WHY SUCCESSFUL?

“B” is for “Bonanza”!

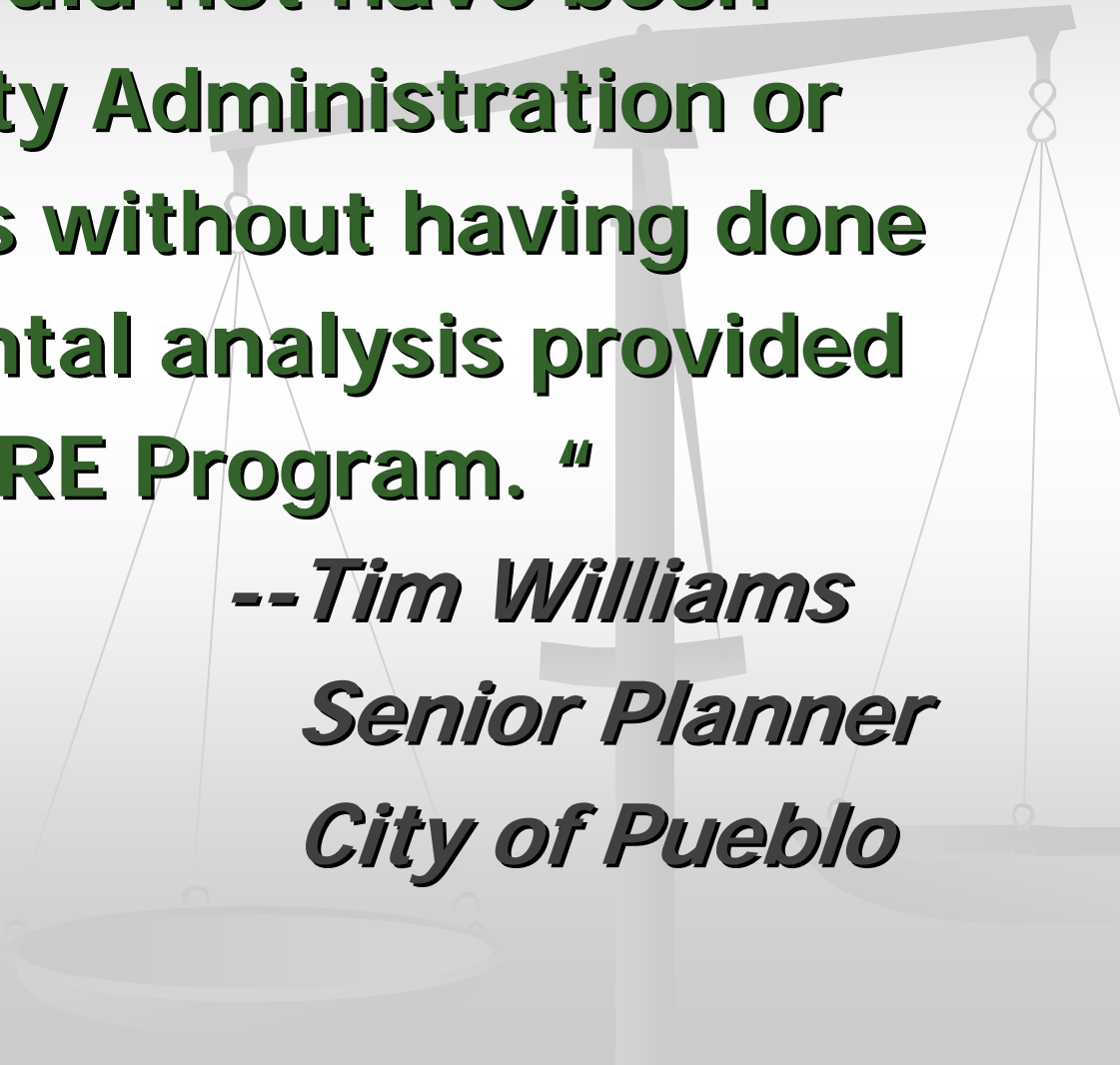
- **First Brownfields app in city's history**
- **City planning dept ready – this facilitated process, made it easy for them to do what they wanted**
- **Removed liability concerns, gave evidence of community support when planning staff approached City Council**

FUTURE MINNEQUA LAKE RECREATION AREA



WHAT EPA-CARE BROWNFIELDS FUNDING DID

- Made site purchase possible. Funding had time limit. Project would have died without this.
- Demonstrated community interest + EPA's willingness to invest gave public entities willing to fund this project confidence to move forward.



"The project would not have been approved by City Administration or elected officials without having done the environmental analysis provided through the CARE Program. "

***--Tim Williams
Senior Planner
City of Pueblo***

THE “BOTTOMS” Pueblo, Colorado



PEPPERSAUCE BOTTOMS

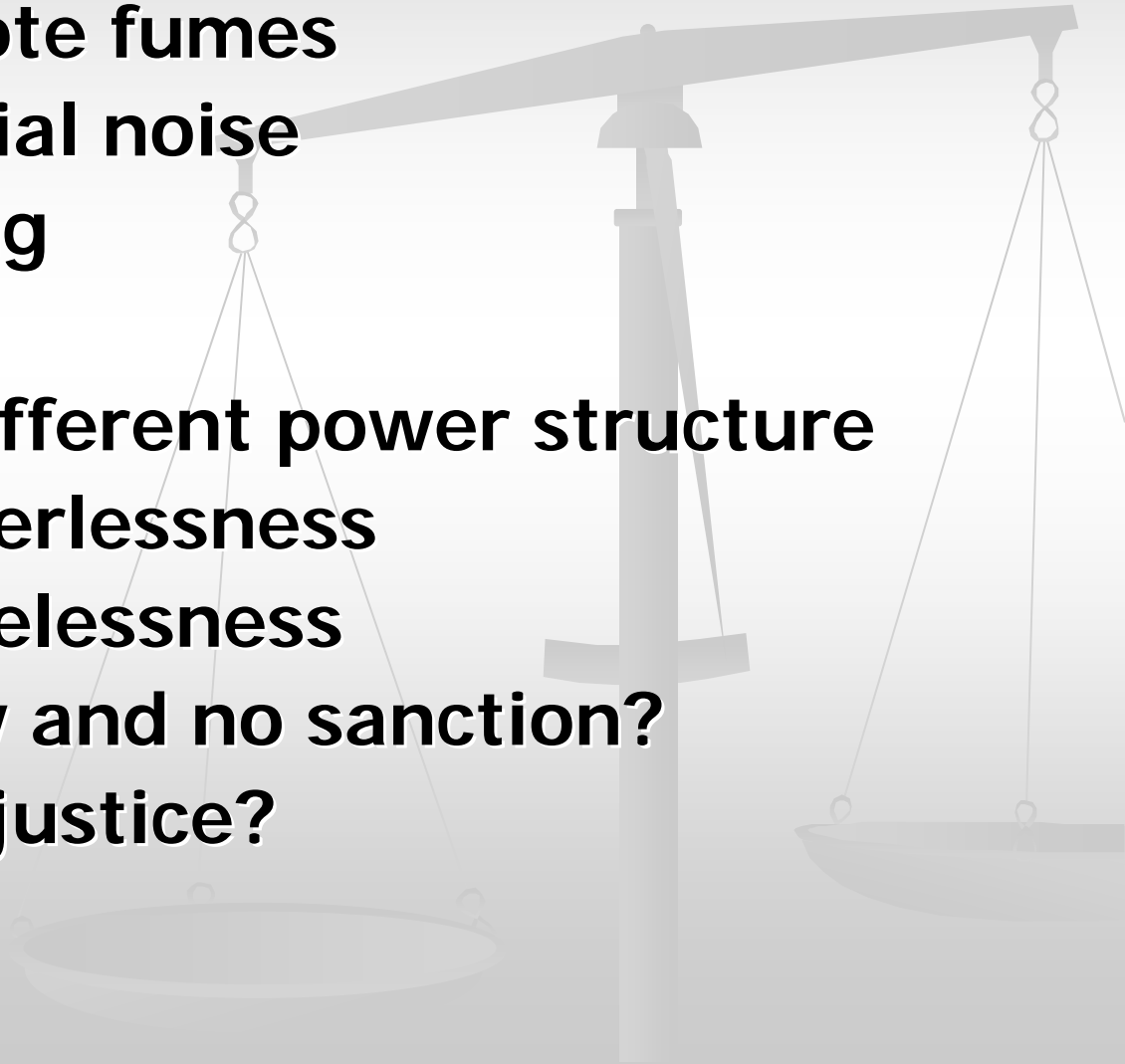
- Also known by the residents as *El Barrio*
- Small, stable low-lying village: 23 homes
- Founded more than 100 years ago, farmed for chili peppers
- Now Latino - with many extended families
- Inside triangle of major railroad lines
- Former Superfund cleanup site

THE COMMUNITY

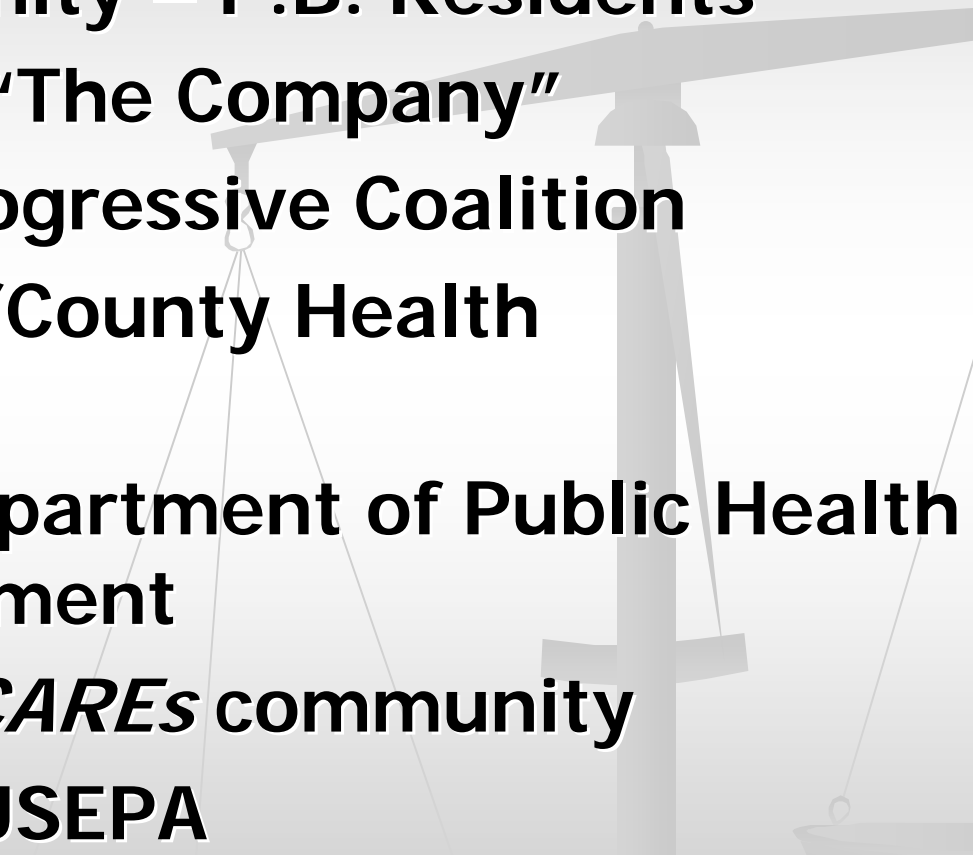


The Challenges: Physical and Political

- Pervasive creosote fumes
- Invasive industrial noise
- Frequent flooding
- A seemingly indifferent power structure
- A feeling of powerlessness
- Consequent hopelessness
- Ignoring the law and no sanction?
- Two systems of justice?



The Players

- The Community – P.B. Residents
 - LB Foster – “The Company”
 - Colorado Progressive Coalition
 - Pueblo City/County Health Department
 - Colorado Department of Public Health and Environment
 - The *PuebloCAREs* community
 - Region 8 – USEPA
- 

Floods are frequent



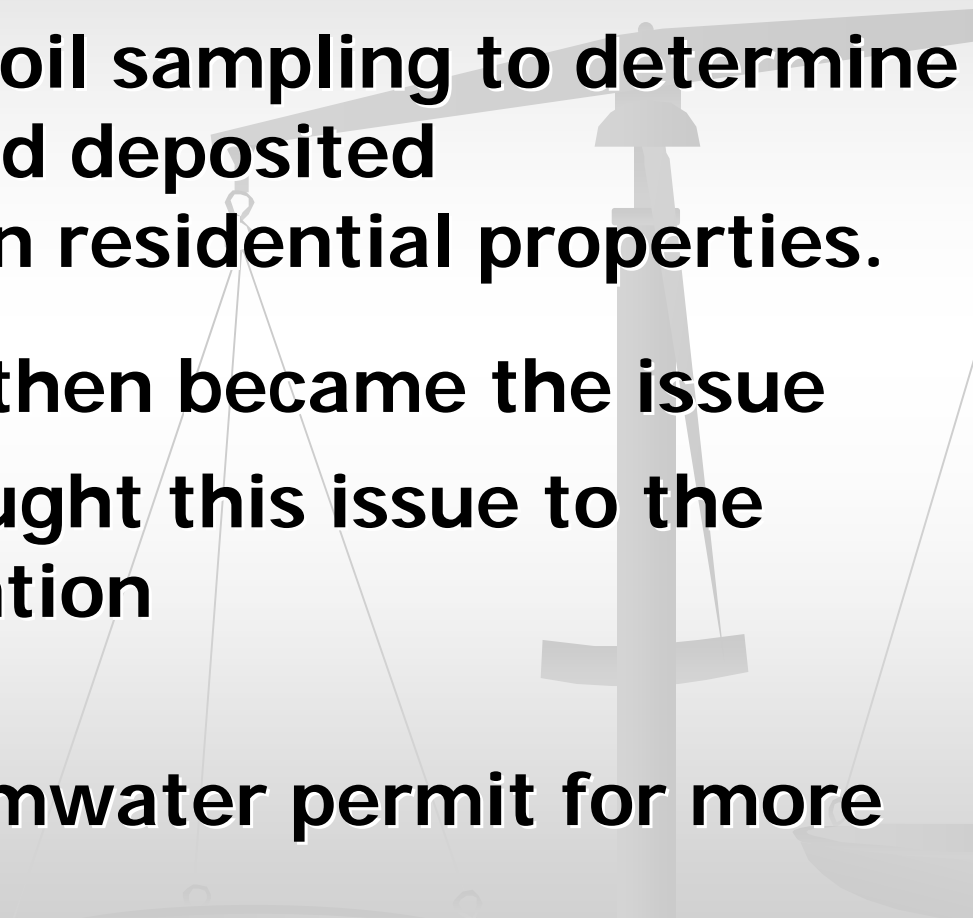
The Company: Next Door Neighbors



The Flood of 2006



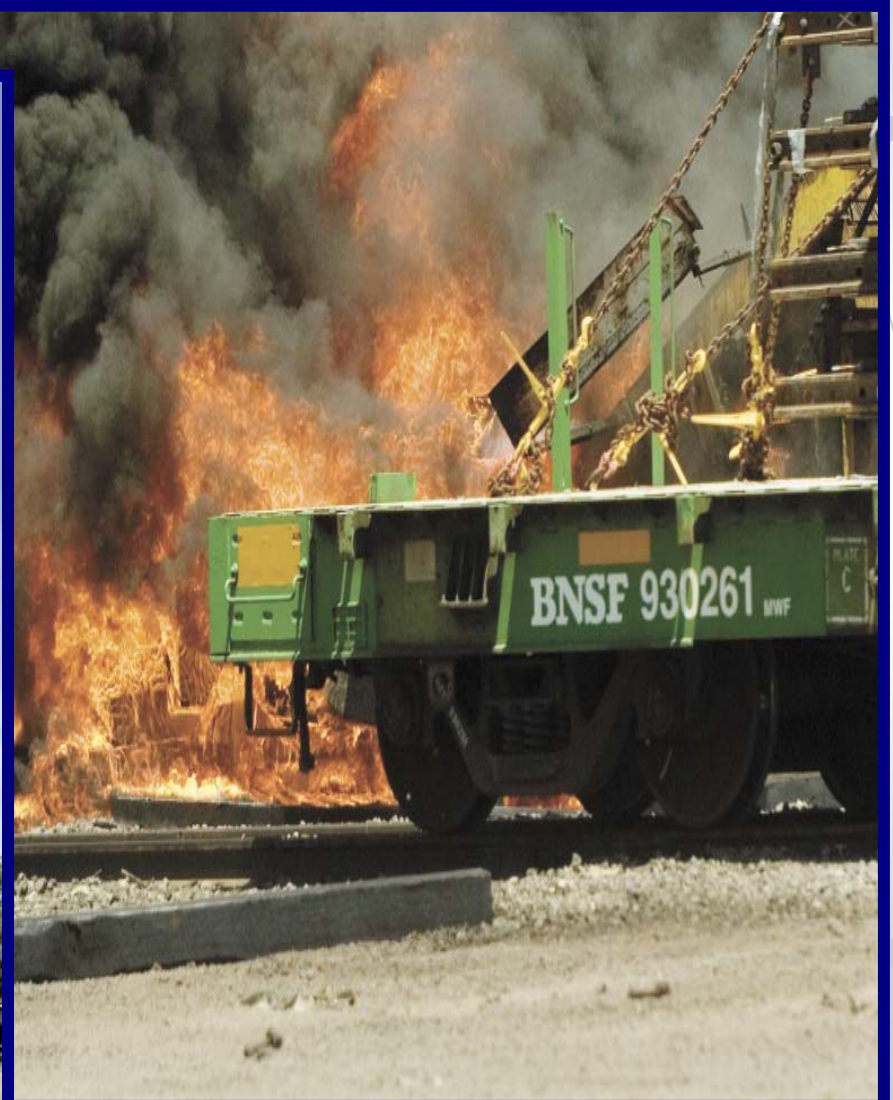
Concerns Become Causes

- The Community is flooded in Sept. 2006
 - EPA performed soil sampling to determine whether the flood deposited contamination on residential properties.
 - Creosote fumes then became the issue
 - EPA/CDPHE brought this issue to the Company's attention
 - What? - No Stormwater permit for more than 5 years?
- 

Manage the Floodwaters: A do-it-yourself approach



CREOSOTE FIRES, SUMMER 07

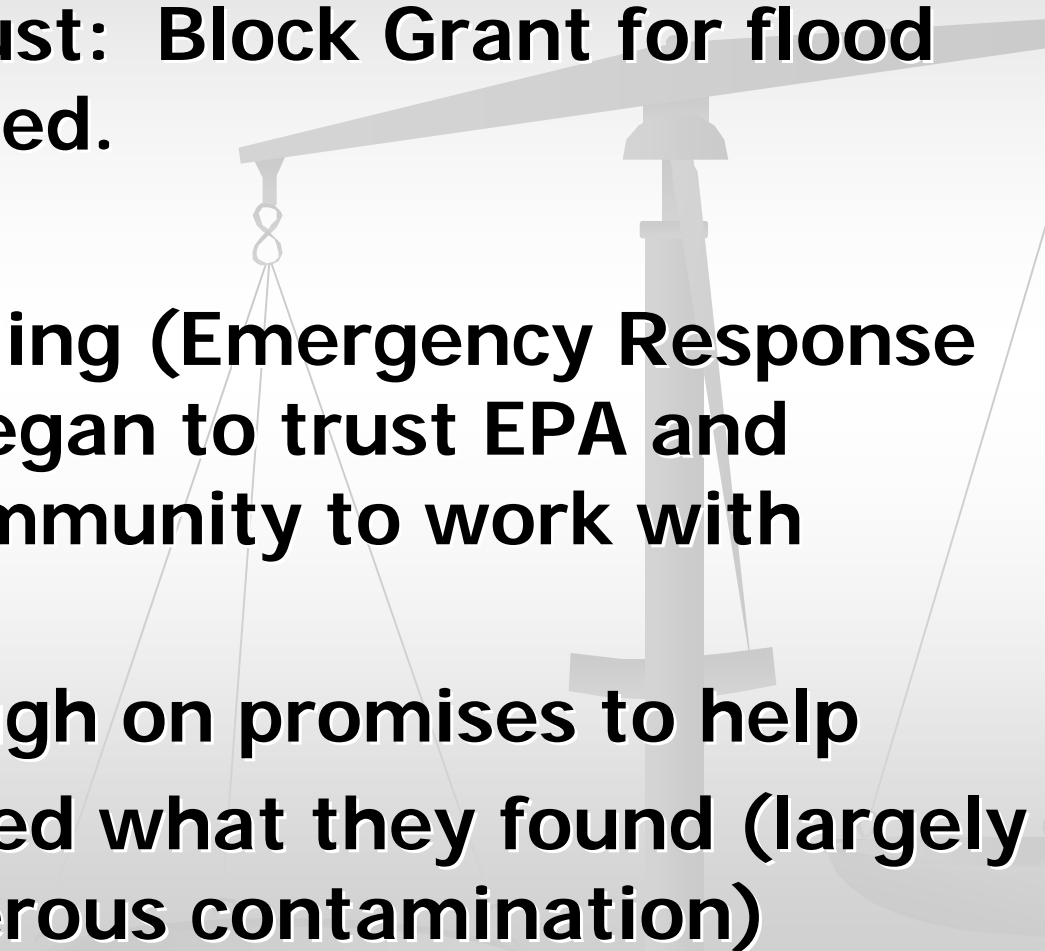


UNDER CARE PROJECT

- Became CARE partner, CARE went to bat for them
- Neighborhood leadership emerged
- Formerly isolated, now inked to larger community of Pueblo



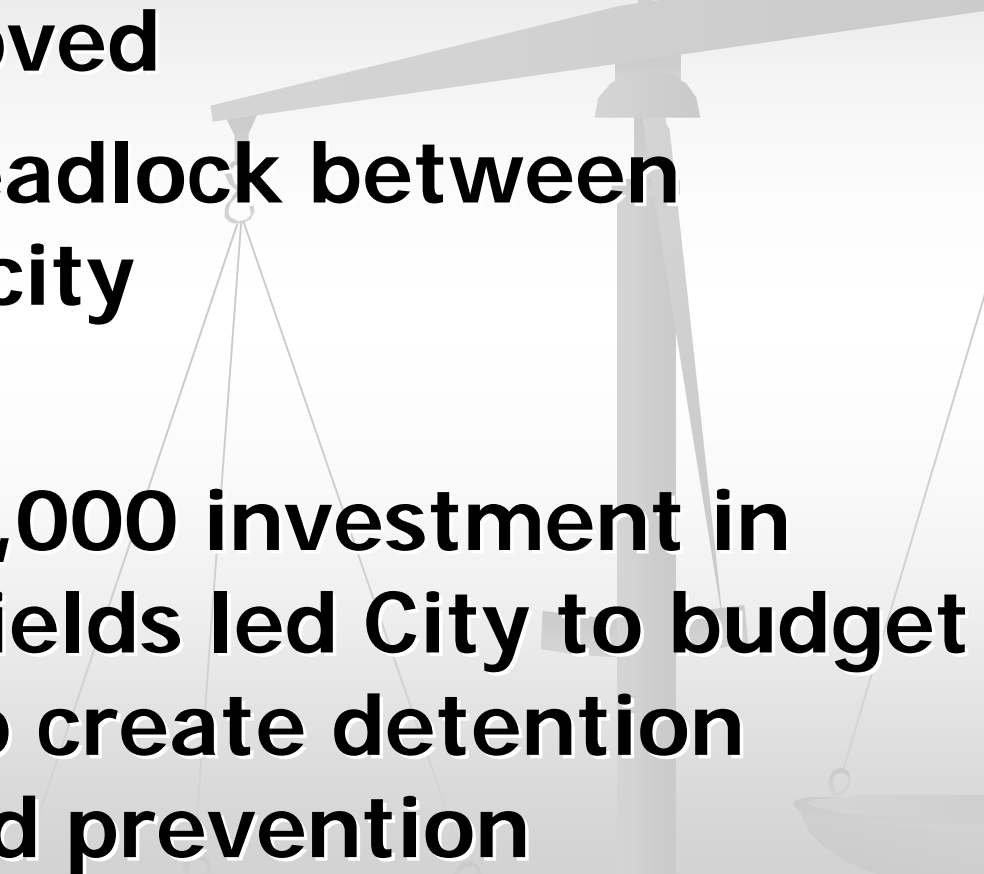
NEW RELATIONSHIP WITH GOVERNMENT

- **Source of distrust: Block Grant for flood control redirected.**
 - **After soil sampling (Emergency Response to '06 flood), began to trust EPA and outsiders in community to work with them.**
 - **Carried through on promises to help**
 - **Residents liked what they found (largely free of dangerous contamination)**
- 



0 490 980 1,960 Feet

BROWNFIELDS FUNDING SUCCESS FOR PB

- **L.B. Foster moved**
 - **Broke legal deadlock between railroads and city**
 - **Less than \$20,000 investment in CARE/Brownfields led City to budget \$1.5 million to create detention ponds for flood prevention**
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CONTACT

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